



£230,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **B**

## Great Haywood Stafford

Tylecote Crescent Great Haywood  
Stafford Staffordshire



*This well presented three bedroom semi-detached property is ideal for families or anyone looking to downsize who are looking to live in a beautiful rural village. Located in Great Haywood which is a short drive to Cannock Chase and only a 20 minute commute into Stafford making this ideal for those who are looking to get away from the city.*

Internally, comprising of an entrance hall, living/dining room, conservatory, kitchen and a utility room all to the ground floor. To the first floor you will find three bedrooms and a family bathroom. Externally the property is approached over a double width driveway providing off road parking for several vehicles which leads up to an integral garage. There is also a large private rear garden making it a great space for the family to enjoy. So don't delay call us today as these properties don't hang around.

- Three Bedroom Semi Detached Family Home
- Living/Dining Room & Conservatory
- Three Bedroom's & Family Bathroom
- Good Size Private Rear Garden & Integral Garage
- Located In A Highly Desirable Village
- Close To Cannock Chase

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hallway

Accessed through a double glazed entrance door with a double glazed window & panel to one side, having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, radiator, and internal door(s) off, providing access to;

## Living Room & Dining Space 22' 1" x 11' 7" (6.74m x 3.53m)

A spacious & beautifully presented reception room which features a feature electric fire inset within the chimney breast on a tiled hearth with a floating mantel over, two radiators, space to accommodate a dining table & chairs within the dining area, and having a double glazed window to the front elevation. Double glazed double doors to the rear elevation open into the Conservatory.

## Conservatory 9' 0" x 8' 10" (2.75m x 2.70m)

A brick based double glazed conservatory having ceramic tiled flooring, a radiator, double glazed windows to the surrounds, and double glazed double doors providing views and access out onto the rear garden.



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## **Kitchen** 10' 9" x 8' 7" (3.27m x 2.61m)

Fitted with a matching range of modern wall, base & drawer units with work surfaces fitted over to three sides incorporating an inset 1.5 bowl stainless steel sink/drainer with chrome mixer tap over, and having spaces to accommodate kitchen appliances. There is wood effect flooring, radiator, a useful understairs pantry cupboard, and a double glazed window to the rear elevation.

## **Utility** 8' 4" x 7' 8" (2.54m x 2.33m)

Having fitted base units with under-counter space for kitchen appliance(s). There is a wall mounted gas central heating boiler, wood effect flooring, a double glazed door to the rear elevation, and a double glazed window.

## **First Floor Landing**

Having a double glazed window to the side elevation, a built-in cupboard, an access point to the loft space, and internal doors off to all Bedrooms & Bathroom.

## **Bedroom One** 12' 9" x 10' 8" (3.88m x 3.25m)

A double bedroom, having a fitted double wardrobe, a double glazed window to the front elevation & radiator.

## **Bedroom Two** 8' 9" x 10' 10" (2.67m x 3.29m)

A second double bedroom, having a double glazed window to the rear elevation & radiator.

## **Bedroom Three** 7' 9" x 7' 0" (2.35m x 2.13m)

Having a double glazed window to the front elevation & radiator.

## **Bathroom** 5' 9" x 6' 11" (1.74m x 2.12m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a panelled bath with chrome taps & mains-fed shower over with screen. There is tiled effect flooring, part-ceramic tiling around the suite area, a chrome towel radiator, and a double glazed window to the rear elevation.

## **Outside Front**

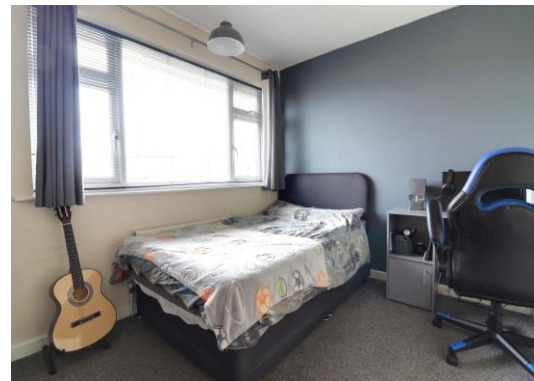
The property is approached over a double width tarmac driveway providing ample off-street parking, continuing to provide access to the front entrance door & attached Garage. There is a lawned garden area to the front of the property next to the driveway.

## **Garage** 14' 0" x 7' 10" (4.27m x 2.40m)

Having an up and over garage door to the front elevation, a further internal pedestrian door leading through into the Utility Room, and also benefitting from having both power & lighting installed.

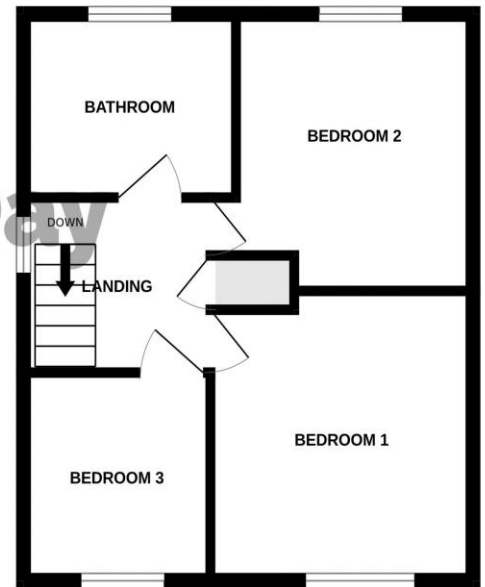
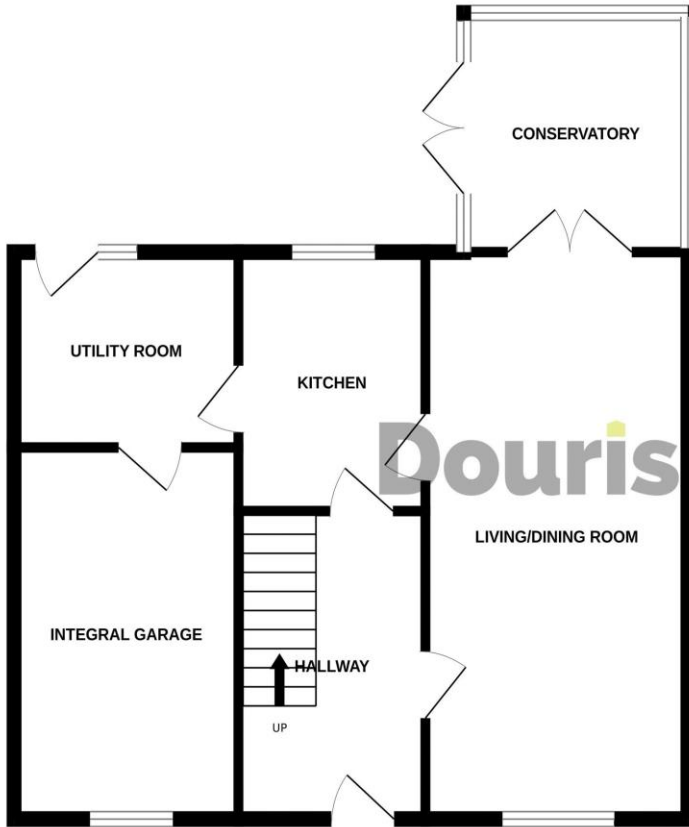
## **Outside Rear**

A good sized private & enclosed rear garden being laid mainly to lawn, having a paved seating/outdoor entertaining area, and is enclosed by hedging & panelled fencing.



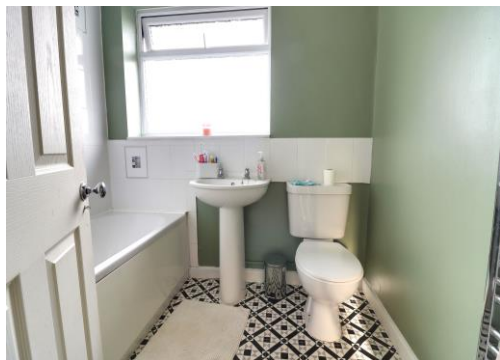
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		72	85
Very energy inefficient - highest running costs			
England & Wales			
		EU Directive 2002/91/EC	
www.epcrea.com			



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